

**Town of Florence  
Annual Report of Development  
Impact Fees**

**Reported as of June 30, 2009**

## **Statement of Compliance**

Arizona Revised Statute 9-463-05 requires that within 90 days of the close of the fiscal year, a report shall be filed with the Town Clerk. The following reports attest to the following:

1. Development fees shall result in a beneficial use to the development.
2. Monies received from development fees assessed are placed in a separate fund and accounted for separately and may only be used for the purposes authorized by Arizona Revised Statutes.
3. Interest earned on monies in the separate fund is credited to the fund.
4. A schedule of payment of fees is provided by the Town of Florence. The Town shall provide a credit toward the payment of a development fee for the required dedication of public sites and improvements provided by the developer for which that development fee is assessed. The developer of residential dwelling units shall be required to pay development fees when construction permits for the dwelling units are issued.
5. The amount of any development fees assessed bears a reasonable relationship to the burden imposed upon the Town of Florence to provide additional necessary public services to the development. The Town of Florence, in determining the extent of the burden imposed by the development, shall consider, among other things, the contribution made or to be made in the future in cash or by taxes, fees or assessments by the property owner towards the capital costs of the necessary public service covered by the development fee.
6. The development fees assessed by the Town of Florence are assessed in a non-discriminatory manner.
7. In determining and assessing the development fee applying to land in a community facilities district established under title 48, chapter 4, article 6, the Town of Florence took and will take into account all public infrastructure provided by the district and capital costs paid by the district for necessary public services and shall not assess a portion of the development fee based on the infrastructure or costs.
8. The Town of Florence gave and shall give at least sixty days' advance notice of intention to assess a new or increased development fee and shall release to the public a written report including all documentation that supports the assessment of a new or increased development fee. The Town of Florence did and shall conduct a public hearing on the proposed new or increased development fee at any time after the expiration of the sixty day notice of intention to assess a new or increased development fee and at least fourteen days prior to the scheduled date of adoption of the new or increased fee by the governing body. A development fee assessed pursuant to this section did not and shall not be effective until ninety days after its formal adoption by the governing body of the

municipality. Nothing in this subsection shall affect any development fee adopted prior to July 24, 1982.

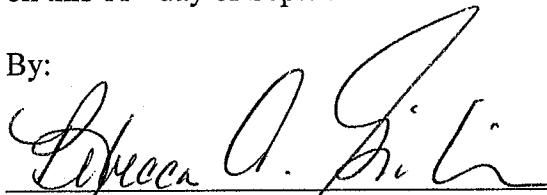
9. The Town of Florence that did and will assess development fees shall submit an annual report accounting for the collection and use of the fees.

**The annual report includes the following:**

- A. The amount assessed by the Town of Florence for each type of development fee.
- B. The balance of each fund maintained for each type of development fee assessed as of the beginning and end of the fiscal year.
- C. The amount of interest or other earnings on the monies in each fund as of the end of the fiscal year.
- D. The amount of development fee monies used to repay:
  - (a) Bonds issued by the Town of Florence to pay the cost of a capital improvement project that is the subject of a development fee assessment.
  - b) Monies advanced by the Town of Florence from funds other than the funds established for development fees in order to pay the cost of a capital improvement project that is the subject of a development fee assessment.
- E. The amount of development fee monies spent on each capital improvement project that is the subject of a development fee assessment and the physical location of each capital improvement project.
- F. The amount of development fee monies spent for each purpose other than a capital improvement project that is the subject of a development fee assessment.
- G. Within ninety days following the end of each fiscal year, the Town of Florence shall submit a copy of the annual report to the town clerk. Copies shall be made available to the public on request. The annual report may contain financial information that has not been audited.
- H. A municipality that fails to file the report required by this section shall not collect development fees until the report is filed.

This statement is hereby delivered to Lisa Garcia, Town Clerk of the Town of Florence on this 11<sup>th</sup> day of September 2009.

By:

  
\_\_\_\_\_  
Rebecca A. Guilin, Finance Director

# **Development Impact Fee Ordinances and Fee Schedules**

## **Ordinances**

**Ordinance #338-03** was adopted July 7, 2003, and became effective October 6, 2003.

The Utility Development Impact Fee Study was provided by Black and Veatch, consultants for the Town of Florence. This ordinance established the first Development Impact Fees for Water and Sewer.

**Ordinance #350-04** was adopted October 18, 2004 and became effective January 19, 2005.

The Non-Utility Development Impact Fee Study was provided by MuniFinancial, consultants for the Town of Florence. This ordinance established the first Transportation, General Government, Public Works, Fire/EMS, Police Parks, Library and Community Facility Impact Fees.

**Ordinance #386-05** was adopted July 5, 2005 and became effective on October 4, 2005.

This Utility Development Impact Fee Study was provided by MuniFinancial, consultants with the Town of Florence. This ordinance establishes Sanitation Development Impact Fees and revises Water and Sewer Development Impact Fees.

**Ordinance #461-07** was adopted May 21, 2007 and became effective on August 20, 2007. The Development Impact Fee Study was provided by MuniFinancial, consultants with the Town of Florence. This ordinance establishes revised impact fees for all areas.

**Resolution #1116-08** was adopted May 19, 2008 and will be effective July 1, 2008. This resolution updates the Development Impact Fees with an inflationary factor provided in the rate study.

**Resolution #1180-06** was adopted May 18, 2009 and will be effective July 1, 2009. This resolution updates the Development Impact Fees with an inflationary factor provided in the rate study.

This Utility Development Impact Fee Study was provided by MuniFinancial, consultants with the Town of Florence. This ordinance updates Water, Sewer, Sanitation Transportation, General Government, Fire/EMS, Police, Parks, Library and Community Facility Impact Fees.

TOWN OF FLORENCE, ARIZONA

RESOLUTION NO. 1116-08

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF FLORENCE, ARIZONA, INCREASING THE DEVELOPMENT IMPACT FEES PURSUANT TO TOWN OF FLORENCE ORDINANCE NO. 461-07, EFFECTIVE JULY 1, 2008.

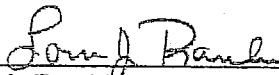
WHEREAS, the Town of Florence hired MuniFinancial to complete a Development Impact Fee Study which was adopted on May 21, 2007; and

WHEREAS, based upon said study Council enacted Ordinance No. 461-07 which provided for the development impact fee per unit shall be increased based upon the annual increase in the Engineering News-Record – Construction Cost Index (ENR-CCI) or Engineering News-Record – Building Cost Index (ENR-BCI) for purposes of ensuring the necessary revenues required to fund the Town's Capital Improvement Plan-Infrastructure Improvement Plan (CIP-IIP) projects; and

WHEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF FLORENCE, ARIZONA:

THAT Council shall increase the development impact fees charged for Water, Wastewater, Transportation, General Government, Police, Fire/EMS, Parks and Open Space, Library, and Sanitation services in accordance with Florence Ordinance No. 461-07 and in accordance with the annual increase in the Engineering News-Record – Construction Cost Index (ENR-CCI) or Engineering News-Record – Building Cost Index (ENR-BCI), depicted in Exhibit "A" hereto. Said fees shall become effective on July 1, 2008.

PASSED and ADOPTED by the Mayor and Common Council of the Town of Florence, Arizona, this 19 day of May, 2008.

  
Tom J. Rankin, Mayor

ATTEST:

  
Lisa Garcia, Town Clerk

APPROVED AS TO FORM:

  
James E. Mannato, Town Attorney

**EXHIBIT A**

**TOWN OF FLORENCE – DEVELOPMENT IMPACT FEES**  
Effective July 1, 2008

**Sec. 4-532. Water development impact fees.**

Water development impact fees shall be as follows:

Meter Size	Fee	Fee based on ENR-BCI of 3.7%
5/8" – 3/4"	\$3,094	\$3,208
1"	\$5,156	\$5,347
1 1/2"	\$10,313	\$10,695
2"	\$20,625	\$21,388
3"	\$33,001	\$34,222
4"	\$51,563	\$51,563
6"	\$103,127	\$106,943
8"	\$247,504	\$256,662
10"	\$391,882	\$406,382
12"	\$515,634	\$534,712

**Sec. 4-533. Wastewater development impact fees.**

Wastewater development impact fees shall be as follows:

Meter Size	Fee	Fee based on ENR-BCI of 3.7%
5/8" – 3/4"	\$3,814	\$3,955
1"	\$6,356	\$6,591
1 1/2"	\$12,713	\$13,183
2"	\$25,426	\$26,367
3"	\$40,681	\$42,186
4"	\$63,565	\$65,917
6"	\$127,129	\$131,833
8"	\$305,110	\$316,399
10"	\$485,091	\$503,039
12"	\$635,646	\$659,165

**Sec. 4-534. Transportation development impact fees.**

Transportation development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit	Fee per Unit based on ENR-CCI of 3.3%
Single Family	Housing Unit	\$536	\$554
Multi-Family	Housing Unit	\$377	\$389
Commercial	1,000 sq. ft.	\$2,407	\$2,486
Industrial	1,000 sq. ft.	\$391	\$404

**Sec. 4-535. General government development impact fees.**

General government development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit	Fee per Unit based on ENR-BCI of 3.7%
Single Family	Housing Unit	\$786	\$815
Multi-Family	Housing Unit	\$564	\$585
Commercial	1,000 sq. ft.	\$148	\$153
Industrial	1,000 sq. ft.	\$85	\$88

**Sec. 4-536. Reserved.**

**Sec. 4-537. Police development impact fees.**

Police development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit	Fee per Unit based on ENR-BCI of 3.7%
Single Family	Housing Unit	\$868	\$900
Multi-Family	Housing Unit	\$624	\$647
Commercial	1,000 sq. ft.	\$163	\$169
Industrial	1,000 sq. ft.	\$94	\$97



**Sec. 4-538. Fire/emergency medical services development impact fees.**

Fire/emergency medical services development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit	Fee per Unit based on ENR-BCI of 3.7%
Single Family	Housing Unit	\$1,040	\$1,078
Multi-Family	Housing Unit	\$747	\$775
Commercial	1,000 sq. ft.	\$598	\$620
Industrial	1,000 sq. ft.	\$344	\$357

**Sec. 4-539. Parks and open space development impact fees.**

Parks and open space development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit	Fee per Unit based on ENR-BCI of 3.7%
Single Family	Housing Unit	\$797	\$826
Multi-Family	Housing Unit	\$573	\$594
Commercial	1,000 sq. ft.	\$150	\$156
Industrial	1,000 sq. ft.	\$86	\$89

**Sec. 4-540. Library development impact fees.**

Library development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit	Fee per Unit based on ENR-BCI of 3.7%
Single Family	Housing Unit	\$378	\$392
Multi-Family	Housing Unit	\$272	\$282
Commercial	1,000 sq. ft.	\$56	\$58
Industrial	1,000 sq. ft.	\$32	\$33

Sec. 4-541. Sanitation development impact fees.

Sanitation development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit	Fee per Unit based on ENR-BCI of 3.7%
Single Family	Housing Unit	\$115	\$119
Multi-Family	Housing Unit	\$115	\$119
Commercial	1,000 sq. ft.	\$494	\$512
Industrial	1,000 sq. ft.	\$494	\$512

TOWN OF FLORENCE  
ORDINANCE NO. 338-03

AN ORDINANCE OF THE TOWN OF FLORENCE, ARIZONA  
AMENDING CHAPTER 4 ESTABLISHING ARTICLE VIII,  
"DEVELOPMENT IMPACT FEES", SECTION 4-600, 4-601 AND 4-  
602 OF THE TOWN OF FLORENCE TO PROVIDE FOR THE  
NECESSARY FEES FOR DEVELOPMENT IMPACT FEES,  
EFFECTIVE OCTOBER 6, 2003.

WHEREAS, it has been brought to the attention of the Common Council of the Town of Florence, that the current code does not provide Development Impact Fees within the limits of the Town to provide sufficient revenue to cover anticipated costs associated with future demands for services; and

WHEREAS, the Council commissioned a rate study and the results of said rate study indicated that establishment of development impact fees are essential to the financial well being of the town; and

NOW, THEREFORE, BE IT ORDAINED that Chapter 4 Section 4-600, 4-601 and 4-602 of the town of Florence is hereby adopted as follows:

**4-600 General:**

**a. Purpose and Intent:**

The town council may from time to time, by ordinance in accordance with Arizona law and this section, establish development impact fees designed to support specific categories of community infrastructure which will benefit the new development, such as, but not limited to, police, fire, community-wide parks and recreation facilities, general government infrastructure, water resources, water facilities and wastewater facilities, and shall be paid by the property owner.

**b. Accountable:**

Monies received from the Development Impact Fees shall be placed in a separate fund established for each category of Development Impact Fees, accounted for separately and used only for infrastructure related to the category of service covered by the fee. Interest earned on monies in each separate fund shall be credited to such fund.

**c. Collection of Development Impact Fees:**

Shall be collected by the Building Official who shall be charged with the administration thereof. The building official shall not issue any requested permit or other approval to construct until all applicable Development Impact Fees have been paid.

**d. Credits:**

A property owner, who dedicates land or improvements or agrees to participate in an improvement district or otherwise contributes funds for improvements for which Development Impact Fees are to be collected, may be eligible for a credit against the

Development Impact Fees that would otherwise be collected; provided, however, the total credit received shall not exceed the amount of the applicable Development Impact Fees and no contribution shall be credited more than once. Credits may only be used for development of property for which Development Impact Fees have been levied.

1. An application for a credit must be submitted by the property owner on forms provided by the Town no later than the earlier of:
  - a. The time entering into an agreement with the Town to make the contribution, unless the Development Impact Fees was not in effect at that time and the agreement does not precluded requesting the credit; or
  - b. The time of making the contribution to the Town, unless the Development Impact Fees was not in effect at that time; or
  - c. Thirty days after the development fee is effective, if, prior to the effective date of the Development Impact Fees, either an agreement to make the contribution had been entered into with the town or the contribution had already been made to the Town; or
  - d. The time of applying for any permit to construct or other approval to construct where as Development Impact Fees is required to be collected.
2. The Town Engineer shall determine:
  - a. The value of the developer contribution;
  - b. Whether the contributions will substitute or otherwise reduce the need for the town's expenditure on the infrastructure for which the Development Impact Fees is being collected; and
  - c. Whether the contribution, if not a cash contribution, otherwise meets all applicable town standards relating to the particular contribution for which the property owner is seeking credit.
3. The applicant shall pay the cost incurred by the town in making the determination. The town as a condition of proceeding with the application will require a deposit of the reasonably estimated cost.
4. Development credits must be used within 10 years from the date of issuance of the certificate evidencing the development credit. Thereafter, the credits will lose value at the rate of 10 percent per year for years 11 thru 20.

e. Protest:

Any property owner who disagrees with the determination (1) a modification, enlargement, reconstruction or removal and rebuilding of any existing structure will add to the burden on the town's resources and/or infrastructure caused by the pre-existing structure or (2) of the town's engineer's regarding an application for credit timely filed pursuant to Periodic review of this section, may file a written protest with the Town Clerk setting forth, with particularity, the basis of the protest, the Development Impact Fees involved and the relief requested. Such protest shall be filed within 30 days after the determination was made, in writing and prior to paying the Development Impact Fees. The Town Manager shall approve or deny the protest, in whole or in part, within 60 days after its submittal to the Town Clerk. The Town Manager's determination shall be provided in writing the property owner and the Town Council and shall be final unless, within 30 days after the Town Manager's determination, a majority of the Town Council votes to hold a public hearing on the protest. In such case, the Town Council shall hold a public hearing and shall make a determination within 30 days after the public hearing, which determination shall be final.

f. Schedule:

A schedule of all Development Impact Fees adopted shall be compiled and maintained by the Town Clerk, together with the written report(s) supporting the Development Impact Fees.

g. Periodic Review:

All Development Impact Fees shall be reviewed as deemed necessary by the Town Engineer to ensure each development fee continues to be assessed in a nondiscriminatory manner, results in a beneficial use to the developments, which must pay the fees, and bears a reasonable relationship to the burden imposed upon the town to provide additional necessary public services to those developments. A written report shall be provided to the Town Council not less than once every five years evaluating the proper level of each development fee collected by the Town, recommending new, increased or reduced development fee and providing any other information deemed appropriate by the Town Engineer related to Development Impact Fees.

AND by the adoption of the new code section 4-601 Water which reads as follows:

4-601 Water Development Impact Fees

(a) Development Impact Fees under this article shall be as follows:

Residential Fees	Florence	North
	Water	Florence Water
Single Family Homes/MH	\$900	\$1,500
Senior Only Developments (per unit)	\$900	\$1,370
Multifamily/RV Park (per unit)	\$900	\$1,230

Non Residential / Commercial or Industrial  
Fees

Meter		
5/8"	\$900	\$1,500
3/4"	\$900	\$1,500
1"	\$1,500	\$2,500
1 1/2"	\$3100	\$5,000
2"	\$5,000	\$8,000
3"	\$9,400	\$15,100
4"	\$15,700	\$25,200
6"	\$31,400	\$50,400
8"	\$50,300	\$80,700
10"	\$72,300	\$116,000
12"	\$135,000	\$217,000

AND by the adoption of the new code section 4-602 Wastewater which reads as follows:

4-602 Wastewater Development Impact Fees

(a) Development Impact Fees under this article shall be as follows:

Residential Fees	Florence Sewer	North Florence Sewer
Single Family Homes/MH	\$680	\$900
Senior Only Developments (Per Unit)	\$600	\$820
Multifamily/RV Park (Per unit)	\$680	\$740

Non Resident/ Commercial or Industrial  
Fees

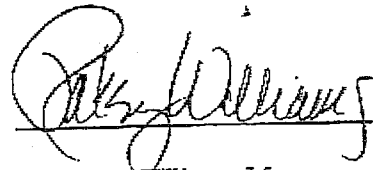
Meter		
5/8"	\$680	\$900
3/4"	\$680	\$900
1"	\$1,100	\$1,500
1 1/2"	\$2,200	\$3,000
2"	\$3,600	\$4,800
3"	\$6,800	\$9,000
4"	\$11,300	\$15,000
6"	\$22,600	\$30,000
8"	\$36,200	\$48,000
10"	\$52,100	\$69,000
12"	\$97,400	\$129,000

3"	\$6,800	\$9,000
4"	\$11,300	\$15,000
6"	\$22,600	\$30,000
8"	\$36,200	\$48,000
10"	\$52,100	\$69,000
12"	\$97,400	\$129,000

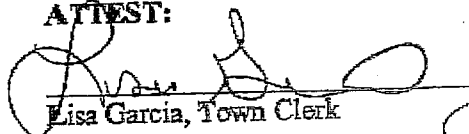
AND THAT the Town Core Area (Exhibit "A") and the North Florence Improvement District Area (Exhibit "B") are exempt from Section 4-601 and 4-602. The Town hereby encourages development by eliminating the water and wastewater Development Impact Fees in these areas.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Florence, Arizona that Chapter 4, Article VIII, Section 4-600, 4-601 and 4-602 of the Town Code as set forth herein shall be and become the new Chapter 4, Article VIII, Section 4-600, 4-601 and 4-602, effective October 6, 2003, which shall continue thereafter in full force and effect until further action of the Council.

PASSED AND ADOPTED by the Common Council of the Town of Florence, Arizona this 7 day July 2003.

  
Patsy Williams, Mayor

ATTEST:

  
Lisa Garcia, Town Clerk

APPROVED AS TO FORM:

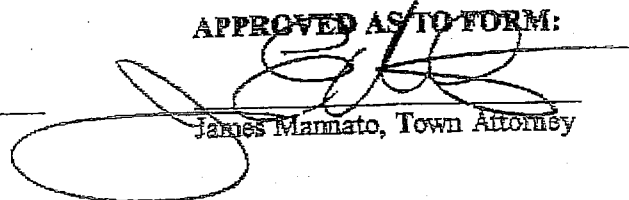
  
James Mannato, Town Attorney

EXHIBIT "A"  
Town of Florence - Town Core Area

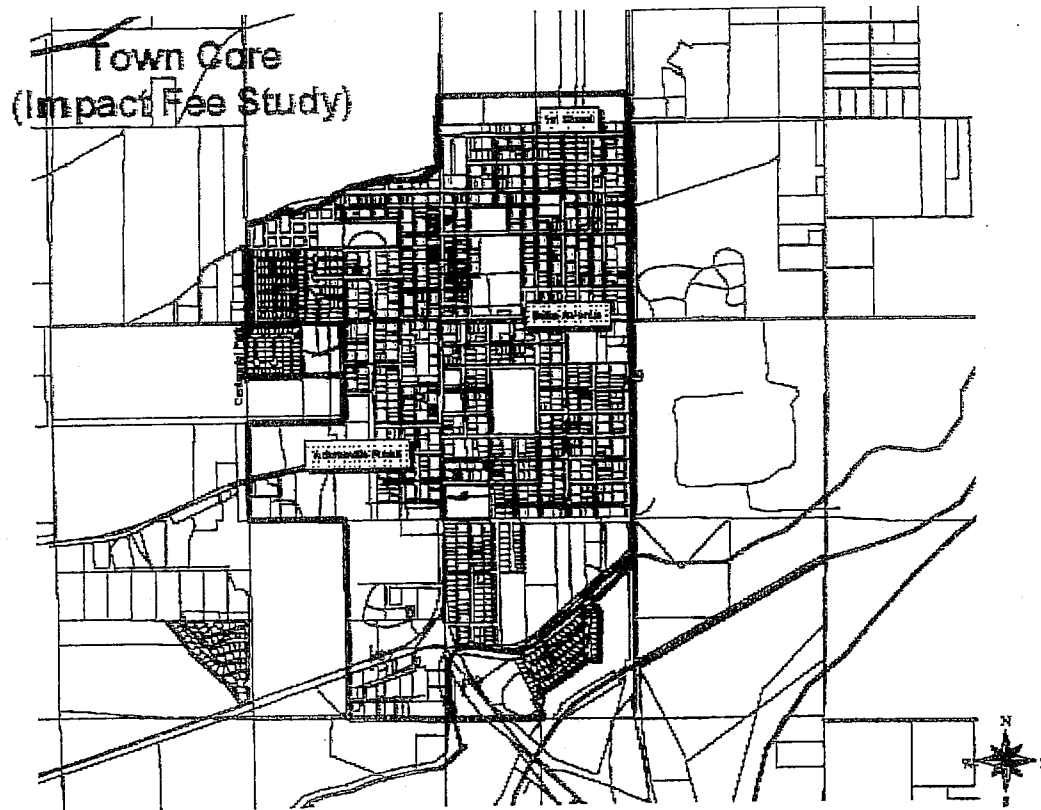
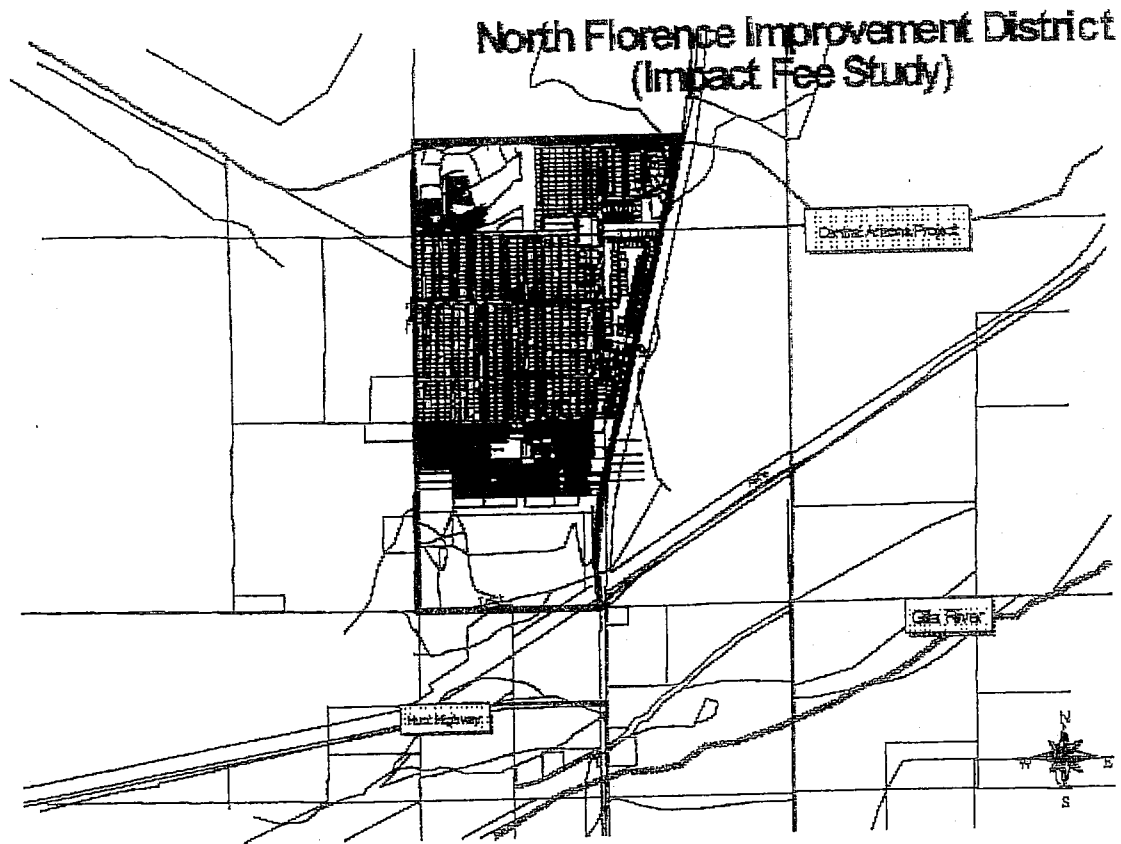




EXHIBIT "B"

Town of Florence - North Florence Improvement District Area



**TOWN OF FLORENCE  
ORDINANCE NO. 350-04**

**AN ORDINANCE OF THE TOWN OF FLORENCE, ARIZONA AMENDING CHAPTER 4, ARTICLE VIII, "DEVELOPMENT IMPACT FEES", ESTABLISHING SECTION 4-603, 4-604, 4-605, 4-606, 4-607, 4-608 AND 4-609 OF THE TOWN OF FLORENCE MUNICIPAL CODE AND MODIFYING SECTION 4-600D OF THE TOWN OF FLORENCE MUNICIPAL CODE TO PROVIDE FOR THE NECESSARY FEES FOR DEVELOPMENT IMPACT FEES, EFFECTIVE JANUARY 19, 2005.**

**WHEREAS,** development impact fees have been established for the Town of Florence for water and wastewater; and

**WHEREAS,** the Common Council of the Town of Florence has commissioned and received a development impact fee study for transportation, general government, public works, police, fire/emergency medical services, parks and community facilities, and library indicating that establishment of development impact fees are essential to the financial well being of the town; and

**WHEREAS,** the Common Council of the Town of Florence adopted a notice of intention to establish transportation, general government, public works, fire/emergency medical services, parks and community facilities, and library development impact fees; and

**WHEREAS,** the Common Council of the Town of Florence has held a public hearing regarding the proposed transportation, general government, public works, fire/emergency medical services, parks and community facilities, and library development impact fees and taken the comments received into consideration.

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the Town of Florence that Chapter 4, Section 4-603, 4-604, 4-605, 4-606, 4-607, 4-608, and 4-609 of the Town of Florence Municipal Code is hereby adopted as follows:

**4-603 Transportation Development Impact Fees**

- a. Transportation development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit
Single Family Residential	Housing Unit	\$ 114
All Other Housing Types	Housing Unit	\$ 57
Com/Shopping Center 50,000 SF or less	1,000 Sq. Ft.	\$ 540
Com/Shopping Center 50,001-100,000 SF	1,000 Sq. Ft.	\$ 470
Com/Shopping Center 100,001-200,000 SF	1,000 Sq. Ft.	\$ 405
Com/Shopping Center 200,000 SF or more	1,000 Sq. Ft.	\$ 346
Office/Inst. 10,000 SF or less	1,000 Sq. Ft.	\$ 269
Office/Inst. 10,001-25,000 SF	1,000 Sq. Ft.	\$ 218
Office/Inst. 25,001-50,000 SF	1,000 Sq. Ft.	\$ 185
Office/Inst. 50,001-100,000 SF	1,000 Sq. Ft.	\$ 158
Office/Inst. 100,001 SF or more	1,000 Sq. Ft.	\$ 134
Light Industrial	1,000 Sq. Ft.	\$ 83
Warehousing	1,000 Sq. Ft.	\$ 59
Manufacturing	1,000 Sq. Ft.	\$ 45

#### 4-604 General Government Development Impact Fees

a. General government development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit
Single Family Residential	Housing Unit	\$ 581
All Other Housing Types	Housing Unit	\$ 498
Commercial	1,000 Sq. Ft.	\$ 138
Office	1,000 Sq. Ft.	\$ 183
Industrial	1,000 Sq. Ft.	\$ 93
Warehouse	1,000 Sq. Ft.	\$ 57

#### 4-605 Public Works Development Impact Fees

a. Public works development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit
Single Family	Housing Unit	\$ 164
All Other Housing Types	Housing Unit	\$ 140
Commercial	1,000 Sq. Ft.	\$ 40
Office	1,000 Sq. Ft.	\$ 53
Industrial	1,000 Sq. Ft.	\$ 28
Warehouse	1,000 Sq. Ft.	\$ 18

#### 4-606 Police Development Impact Fees

a. Police development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit
Single Family	Housing Unit	\$ 513
All Other Housing Types	Housing Unit	\$ 440
Commercial	1,000 Sq. Ft.	\$ 122
Office	1,000 Sq. Ft.	\$ 161
Industrial	1,000 Sq. Ft.	\$ 82
Warehouse	1,000 Sq. Ft.	\$ 50

#### **4-607 Fire/Emergency Medical Services Development Impact Fees**

a. Fire/emergency medical services development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit
Single Family	Housing Unit	\$ 483
All Other Housing Types	Housing Unit	\$ 414
Commercial	1,000 Sq. Ft.	\$ 325
Office	1,000 Sq. Ft.	\$ 432
Industrial	1,000 Sq. Ft.	\$ 218
Warehouse	1,000 Sq. Ft.	\$ 132

#### **4-608 Parks and Community Facilities Development Impact Fees**

a. Parks and community facilities development impact fees shall be as follows:

	Cost per Capita	Density	Fee (Per Unit)
<b>Residential:</b>			
Single Family Unit	\$ 469.02	2.57	\$ 1,205
Multi-family Unit	\$ 469.02	2.20	\$ 1,032

#### **4-609 Library Development Impact Fees**

a. Library development impact fees shall be as follows:

	Cost per Capita	Density	Fee (Per Unit)
<i>Residential:</i>			
Single Family Unit	\$ 174.98	2.57	\$ 450
Multi-family Unit	\$ 174.98	2.20	\$ 385

**NOW, THEREFORE BE IT FURTHER ORDAINED** by the Mayor and Common Council of the Town of Florence, Arizona that Chapter 4, Article VIII, Section 4-600, Paragraph d, of the Town Code is hereby modified as follows:

**d. Credits:**

A property owner, who dedicates land or improvements, or agrees to participate in an improvement district, or otherwise contributes funds for improvements, or contributes infrastructure or public facilities for which Development Impact Fees are to be collected, may be eligible for a credit against the Development Impact Fees that would otherwise be collected; provided, however, the total credit received shall not exceed the amount of the applicable Development Impact Fees for the specific category and no contribution shall be credited more than once. The value of infrastructure or public facilities contributed shall be at the amount included for such infrastructure or public facilities in computing the Development Impact Fees. Credits may only be used for development of property for which Development Impact Fees have been levied.

1. An application for a credit must be submitted by the property owner on forms provided by the Town no later than the earlier of:
  - a. The time entering into an agreement with the Town to make the contribution, unless the Development Impact Fees was not in effect at that time and the agreement does not precluded requesting the credit; or
  - b. The time of making the contribution to the Town, unless the Development Impact Fees was not in effect at that time; or
  - c. Thirty days after the development fee is effective, if, prior to the effective date of the Development Impact Fees, either an agreement to make the contribution had been entered into with the town or the contribution had already been made to the Town; or
  - d. The time of applying for any permit to construct or other approval to construct where ~~as~~ Development Impact Fees ~~is~~ are required to be collected.
2. The Town Engineer shall determine:
  - a. The value of the developer contribution;

b. Whether the contributions will substitute or otherwise reduce the need for the town's expenditure of the infrastructure for which the Development Impact Fees is ~~are~~ being collected; and  
c. Whether the contribution, if not a cash contribution, otherwise meets all applicable town standards relating to the particular contribution for which the property owner is seeking credit.

3. The applicant shall pay the cost incurred by the town in making the determination. The town as a condition of proceeding with the application will require a deposit of the reasonably estimated cost.
4. Development credits must be used within 10 years from the date of issuance of the certificate evidencing the development credit. ~~Thereafter, the credits will lose value at the rate of 10 percent per year for years 11 thru 20.~~

**NOW, THEREFORE BE IT FURTHER ORDAINED** by the Mayor and Common Council of the Town of Florence, Arizona that Chapter 4, Article VIII, Section 4-600, Paragraph h, of the Town Code is hereby included as follows:

- h. The Town Core Area (Exhibit "A") and the North Florence Improvement District Area (Exhibit "B"), both exhibits attached hereto and set out in full, are exempt from Sections 4-600 through 4-609.

**NOW, THEREFORE BE IT ORDAINED** by the Mayor and Common Council of the Town of Florence, Arizona that Chapter 4, Article VIII, Sections 4-603, 4-604, 4-605, 4-606, 4-607, 4-608 and 4-609 of the Town Code as set forth herein shall be effective January 19, 2004 and shall continue thereafter in full force and effect until further action of the Council.

**PASSED AND ADOPTED** by the Common Council of the Town of Florence, Arizona this 18 day of October, 2004.

  
Tom J. Rankin, Mayor

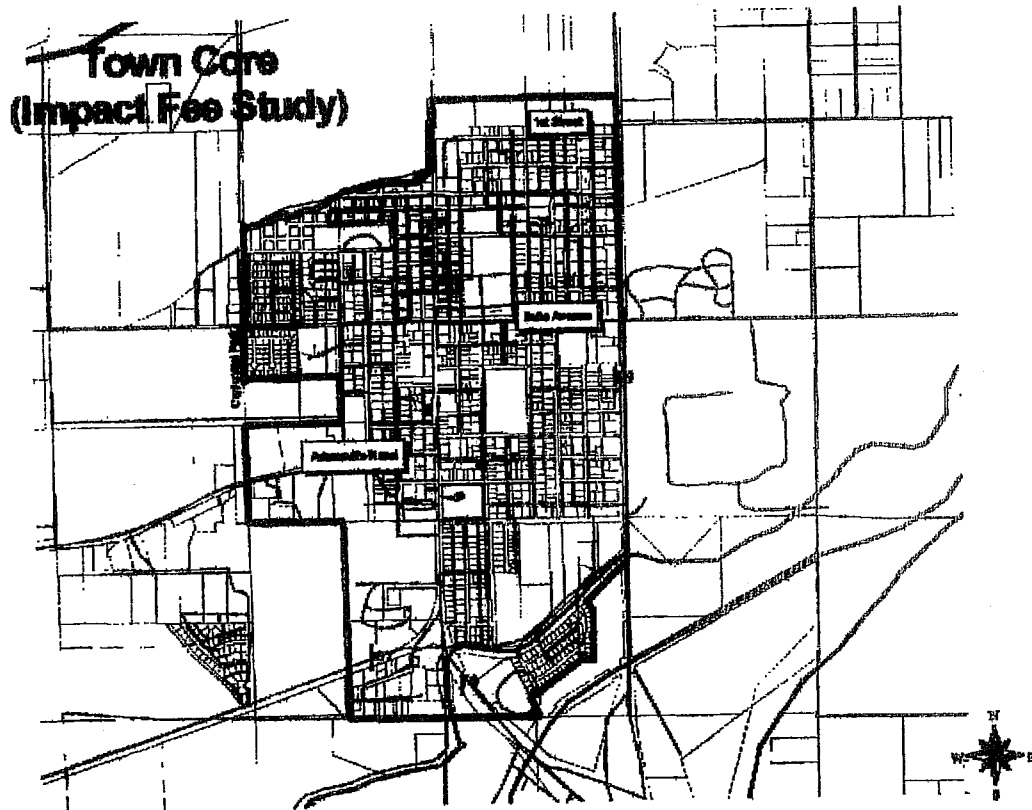
**ATTEST:**

  
Lisa Garcia, Town Clerk

**APPROVED AS TO FORM:**

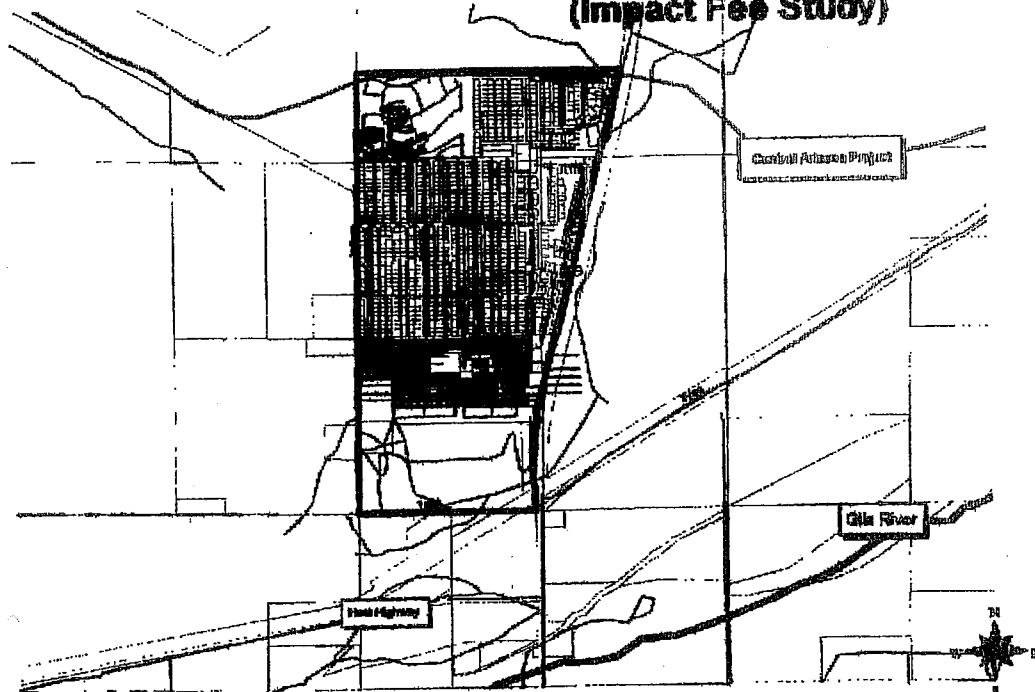
  
James Mannato, Town Attorney

**EXHIBIT "A"**  
**Town of Florence – Town Core Area**



**EXHIBIT "B"**  
**Town of Florence – North Florence Improvement District Area**

**North Florence Improvement District  
(Impact Fee Study)**





TOWN OF FLORENCE  
ORDINANCE NO. 386-05

AN ORDINANCE OF THE TOWN OF FLORENCE, ARIZONA  
AMENDING CHAPTER 4, ARTICLE VIII "DEVELOPMENT  
IMPACT FEES", SECTION 4-600 (h) SECTION 4-601  
"WATER" AND 4-602 "WASTEWATER" AND ADDING  
SECTION 4-610 SANITATION.

WHEREAS, it has been brought to the attention of the Common Council of the Town of Florence that the current fee structure for development impact fees should be developed in accordance with an adopted capital improvement plan and these fees should be evaluated in conjunction with our utility rate study to evaluate current conditions and future capital outlay for infrastructure and

WHEREAS, the Town Council commissioned a rate study and the results of said study indicated that an increase in fees is essential to the financial well being of the Water, Sewer, and Sanitation infrastructure; and

WHEREAS, a Utility Rate/Development Impact Fee Committee, consisting of residents of the Town of Florence, members of the Florence business community, and selected members of the Town Council and staff, has reviewed the rate study discussed above; and

WHEREAS, the existing code needs to be amended to effectuate said fee increases.

NOW, THEREFORE, BE IT ORDAINED that Chapter 4 of the Code of the Town of Florence is hereby amended by striking and deleting the existing code sections which read as follows:

**Sec. 4-600. General**

(h) The Town Core Area (Exhibit "A") and the North Florence Improvement District Area (Exhibit "B"), both exhibits attached hereto and set out in full, are exempt from sections 4-600 through 4-609 4-610.

**Sec. 4-601 Water. Water development impact fees.**

Development Impact Fees under this article shall be as follows:  
Water development impact fees shall be as follows:

<i>Residential</i>	<i>Florence</i>	<i>North Florence</i>	
Single Family Homes/MH	\$ 900	\$ 1,500	\$ 777
Senior Only Development (per unit)	\$ 900	\$ 1,370	\$ 777
Multi-Family/RV Park (per unit)	\$ 900	\$ 1,230	\$ 777

<i>Non-Residential</i>			
5/8"-3/4"	\$ 900	\$ 1,500	\$ 777
3/4"	\$ 900	\$ 1,500	
1"	\$ 1,500	\$ 2,500	\$ 1,295
1 1/2"	\$ 2,100	\$ 5,000	\$ 2,676
2"	\$ 5,000	\$ 8,000	\$ 5,179
3"	\$ 9,400	\$ 15,100	\$ 8,266
4"	\$ 15,700	\$ 25,200	\$ 12,947
6"	\$ 31,400	\$ 50,400	\$ 25,695

8"	\$ 50,300	\$ 80,700	\$ 62,148
10"	\$ 72,300	\$ 116,000	\$ 98,401
12"	\$ 135,000	\$ 217,000	\$ 129,475

**Sec. 4-502 Wastewater Wastewater development impact fees.**

Development Impact Fees under this article shall be as follows:  
Wastewater development impact fees shall be as follows:

<i>Residential</i>	Florence	North Florence	Florence	North Florence
Single Family Homes/MH	\$680	\$900	\$1,862	\$993
Senior Only Development (per unit)	\$600	\$820		
Multi-Family/RV Park (per unit)	\$680	\$740	\$1,862	\$993

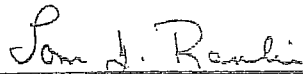
<i>Non-Residential</i>	Florence	North Florence	Florence	North Florence
5/8"-3/4"	\$680	\$900	\$1,862	\$993
3/4"	\$680	\$900		
1"	\$1,100	\$1,500	\$3,103	\$1,655
1 1/2"	\$2,200	\$3,000	\$6,207	\$3,309
2"	\$3,600	\$4,800	\$12,413	\$6,619
3"	\$6,800	\$9,000	\$19,861	\$10,590
4"	\$11,300	\$15,000	\$31,034	\$16,547
6"	\$22,600	\$30,000	\$62,067	\$33,093
8"	\$36,200	\$48,000	\$148,961	\$79,423
10"	\$52,100	\$69,000	\$235,855	\$125,754
12"	\$97,400	\$129,000	\$310,336	\$165,465

**Sec. 4-610. Sanitation Development Impact Fees.**

Sanitation development impact fees shall be as follows:

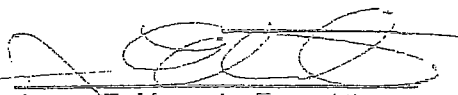
Residential, per dwelling unit                      \$        255

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL of the Town of Florence, Arizona, the 5<sup>th</sup> day of July 2005.

  
Tom J. Rahkin, Mayor

ATTEST:  
  
Lisa Garcia, Town Clerk

APPROVED AS TO FORM:

  
James E. Mannato, Town Attorney

**TOWN OF FLORENCE  
ORDINANCE NO. 461-07**

**AN ORDINANCE OF THE TOWN OF FLORENCE, ARIZONA AMENDING CHAPTER 4, ARTICLE VIII "DEVELOPMENT IMPACT FEES", SECTION 4-531 "GENERAL" (h), AND ADDING SECTION 4-531 "GENERAL" (i) AND (j) AND AMENDING SECTION 4-532 "WATER DEVELOPMENT IMPACT FEES", SECTION 4-533 "WASTEWATER DEVELOPMENT IMPACT FEES", SECTION 4-534 "TRANSPORTATION DEVELOPMENT IMPACT FEES", SECTION 4-535 "GENERAL GOVERNMENT DEVELOPMENT IMPACT FEES", SECTION 4-537 "POLICE DEVELOPMENT IMPACT FEES", SECTION 4-538 "FIRE/EMERGENCY MEDICAL SERVICES DEVELOPMENT IMPACT FEES", SECTION 4-539 "PARKS AND COMMUNITY FACILITIES DEVELOPMENT IMPACT FEES", SECTION 4-540 "LIBRARY DEVELOPMENT IMPACT FEES", SECTION 4-541 "SANITATION DEVELOPMENT IMPACT FEES" AND DELETING SECTION 4-536 "PUBLIC WORKS DEVELOPMENT IMPACT FEES" OF THE TOWN OF FLORENCE MUNICIPAL CODE TO PROVIDE FOR THE NECESSARY FEES FOR DEVELOPMENT IMPACT FEES, EFFECTIVE AUGUST 20, 2007.**

**WHEREAS**, the Town of Florence has established development impact fees for transportation, general government, public works, police, fire/emergency medical services, parks and community facilities, library, water, wastewater, and sanitation services.

**WHEREAS**, the Common Council of the Town of Florence has commissioned and received a development impact fee study for transportation, general government, public works, police, fire/emergency medical services, parks and community facilities, library, water, wastewater, and sanitation indicating that modification of development impact fees are essential to the financial well being of the town; and

**WHEREAS**, the Common Council of the Town of Florence adopted a notice of intention to increase development impact fees and taken the comments received into consideration.

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the Town of Florence that Chapter 4, Article VIII, Sections 4-531 (h), (i), (j), 4-532, 4-533, 4-534, 4-535, 4-536, 4-537, 4-538, 4-539, 4-540, and 4-541 of the Town of Florence Municipal Code is hereby adopted as follows:

## ARTICLE VI. DEVELOPMENT IMPACT FEES

### Sec. 4-531: General.

- (h) The Town Core Area (Exhibit "A") and the North Florence Improvement District Area (Exhibit "B"), both exhibits attached hereto and set out in full, are exempt from this article.

**GRAPHIC LINK:**Exhibit "A"--Town Core Area

**GRAPHIC LINK:**Exhibit "B"--North Florence Improvement District Area

- ~~(h) Development resulting in first time town services such as water and/or wastewater will be subject to development impact fees. Development of vacant or demolished properties that were previously provided town services such as water and/or wastewater will not be charged development impact fees unless there is a change in square footage. In such cases the difference in percentage of square footage will be used to pro-rate the development impact fee to allow for the impact to the town services and systems.~~

To ensure a reasonable relationship between each of the development impact fees and the type of development paying the development impact fee, growth projections are used to distinguish between different land use types. The land use types are defined below:

**Single family:** Attached and detached one-family dwelling units, modular, and manufactured homes;

**Multi-family:** All attached dwelling units such as duplexes and condominiums, mobile homes, apartments, and dormitories;

**Commercial:** All commercial, office, retail, institutional, and hotel/motel development;

**Industrial:** All manufacturing and warehouse development.

- (i) The Capital Improvement Plan-Infrastructure Improvement Plan (CIP-IIP) projects will be updated throughout the year and approved during the budget process to program fee revenues to specific project. Use of the CIP-IIP documents a reasonable relationship between new development and the use of fee revenues.

The Town may alter the scope of the planned projects, or substitute new projects as long as the project continues to represent an expansion of the Town's facility capabilities. If the total cost of all planned projects varies from the total cost used as a basis for any of the fees, the Town will revise those fees accordingly.

- (j) On July 1, 2008 and on each July 1<sup>st</sup> thereafter the development impact fee per unit shall be increased based upon the annual increase in the Engineering News-Record – Construction Cost Index (ENR-CCI) or Engineering News-Record – Building Cost Index (ENR-BCI).

The appropriate development impact fee adjustment shall be based on the Engineering News-Record (ENR) – Construction Cost Index (CCI) or Building Cost Index (BCI) as stated below.

The adjustment shall be computed by:

1. calculating the percent increase in either the ENR-CCI or ENR-BCI between;
  - a. the most recently published ENR-CCI or ENR-BCI at the time of the adjustment; and
  - b. the ENR-CCI or ENR-BCI for the same month of the previous year.
2. multiplying the development impact fee in effect in the year immediately prior to the Adjustment; and,
3. adding the resulting amount to the development impact fee in effect in the year immediately prior to the adjustment.

The following indexes or pro-rated indexes will be used for the land and construction costs based upon the weighted shared of planned facilities as indicated in the Development Impact Fee Study.

Fire/Emergency Medical Service, General Government, Library, Parks & Open Space, Police, Sanitation, and Water shall be at 100% of the ENR-BCI increase.

Transportation shall be at 100% of the ENR-CCI increase.

Sewer shall be at 66% of the ENR-BCI and 34% of the land cost index inflation adjustment increase.

#### **Sec. 4-532. Water development impact fees.**

Water development impact fees shall be as follows:

<del>—Residential—</del>	
<del>Single-family homes/MH—</del>	<del>\$777.00—</del>
<del>Senior-only developments (per unit)—</del>	<del>777.00—</del>
<del>Multifamily/RV park (per unit)—</del>	<del>777.00—</del>
<del>—Nonresidential/commercial or industrial fees—</del>	

<del>5/8" - 3/4"</del>	<del>\$777.00</del>
<del>1"</del>	<del>1,295.00</del>
<del>1 1/2"</del>	<del>2,676.00</del>
<del>2"</del>	<del>5,179.00</del>
<del>3"</del>	<del>8,286.00</del>
<del>4"</del>	<del>12,947.00</del>
<del>6"</del>	<del>25,895.00</del>
<del>8"</del>	<del>62,148.00</del>
<del>10"</del>	<del>98,401.00</del>
<del>12"</del>	<del>120,475.00</del>

Meter Size	Fee
5/8" - 3/4"	\$3,094
1"	\$5,156
1 1/2"	\$10,313
2"	\$20,625
3"	\$33,001
4"	\$51,563
6"	\$103,127
8"	\$247,504
10"	\$391,882
12"	\$515,634

**Sec. 4-533. Wastewater development impact fees.**

Wastewater development impact fees shall be as follows:

<del>Residential</del>	<del>Florence Sewer</del>	<del>North Florence Sewer</del>
<del>Single-family homes/MH</del>	<del>\$1,862.00</del>	<del>\$993.00</del>
<del>Multifamily/RV park (per unit)</del>	<del>\$1,862.00</del>	<del>\$993.00</del>

<del>Nonresidential</del>	<del>Florence</del>	<del>North Florence</del>
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5/8" — 3/4" —	\$1,862 —	\$993.00 —
1" —	3,103.00 —	1,655.00 —
1 1/2" —	6,207.00 —	3,309.00 —
2" —	12,413.00 —	6,619.00 —
3" —	19,861.00 —	10,590.00 —
4" —	31,034.00 —	16,547.00 —
6" —	62,067.00 —	33,093.00 —
8" —	148,961.00 —	79,423.00 —
12" —	310,336.00 —	165,465.00 —

Meter Size	Fee
5/8" — 3/4"	\$3,814
1"	\$6,356
1 1/2"	\$12,713
2"	\$25,426
3"	\$40,681
4"	\$63,565
6"	\$127,129
8"	\$305,110
10"	\$485,091
12"	\$635,646

**Sec. 4-534. Transportation development impact fees.**

Transportation development impact fees shall be as follows:

Land Use Category —	Unit	Fee per Unit
Single-family	Housing unit	\$114.00
All other housing types	Housing unit	57.00
Com/shopping center 50,000 SF or less	1,000 sq. ft.	540.00
Com/shopping center 50,001–100,000 SF —	1,000 sq. ft.	470.00
Com/shopping center 100,001–200,000 SF —	1,000 sq. ft.	405.00
Com/shopping center 200,000 SF or more —	1,000 sq. ft.	346.00
Office/inst. 10,000 SF or less —	1,000 sq. ft.	260.00

Office/inst. 10,001--25,000 SF—	1,000 sq. ft.	218.00
Office/inst. 25,001--50,000 SF—	1,000 sq. ft.	185.00
Office/inst. 50,001--100,000 SF—	1,000 sq. ft.	158.00
Office/inst. 100,001 SF or more—	1,000 sq. ft.	134.00
Light Industrial—	1,000 sq. ft.	83.00
Warehousing—	1,000 sq. ft.	59.00
Manufacturing—	1,000 sq. ft.	45.00

Land Use Category	Unit	Fee per Unit
Single Family	Housing Unit	\$536
Multi-Family	Housing Unit	\$377
Commercial	1,000 sq. ft.	\$2,407
Industrial	1,000 sq. ft.	\$391

**Sec. 4-535. General government development impact fees.**

General government development impact fees shall be as follows:

Land Use Category—	Unit	Fee per Unit
Single-Family	Housing unit	\$581.00
All other housing types	Housing unit	498.00
Commercial—	1,000 sq. ft.	138.00
Office—	1,000 sq. ft.	183.00
Industrial—	1,000 sq. ft.	93.00
Warehouse—	1,000 sq. ft.	57.00

Land Use Category	Unit	Fee per Unit
Single Family	Housing Unit	\$786
Multi-Family	Housing Unit	\$564
Commercial	1,000 sq. ft.	\$148
Industrial	1,000 sq. ft.	\$85

**~~Sec. 4-535. Public works development impact fees.~~**

~~Public works development impact fees shall be as follows:~~



Land Use Category—	Unit	Fee per Unit
Single-family—	Housing unit	\$164.00
All other housing types—	Housing unit	140.00
Commercial—	1,000 sq. ft.	40.00
Office—	1,000 sq. ft.	53.00
Industrial—	1,000 sq. ft.	28.00
Warehouse—	1,000 sq. ft.	18.00

Sec. 4-536. Reserved.

Sec. 4-537. Police development impact fees.

Police development impact fees shall be as follows:

Land Use Category—	Unit	Fee per Unit
Single-Family	Housing unit	\$513.00
All other housing types—	Housing unit	440.00
Commercial—	1,000 sq. ft.	122.00
Office—	1,000 sq. ft.	161.00
Industrial—	1,000 sq. ft.	82.00
Warehouse—	1,000 sq. ft.	50.00

Land Use Category	Unit	Fee per Unit
Single Family	Housing Unit	\$868
Multi-Family	Housing Unit	\$624
Commercial	1,000 sq. ft.	\$163
Industrial	1,000 sq. ft.	\$94

Sec. 4-538. Fire/emergency medical services development impact fees.

Fire/emergency medical services development impact fees shall be as follows:

Land Use Category—	Unit	Fee per Unit
Single-Family	Housing unit	\$483.00
All other housing types—	Housing unit	414.00

Commercial—	1,000 sq. ft.	325.00—
Office—	1,000 sq. ft.	432.00
Industrial—	1,000 sq. ft.	218.00—
Warehouse—	1,000 sq. ft.	132.00

Land Use Category	Unit	Fee per Unit
Single Family	Housing Unit	\$1,040
Multi-Family	Housing Unit	\$747
Commercial	1,000 sq. ft.	\$598
Industrial	1,000 sq. ft.	\$344

**Sec. 4-539. Parks and community facilities development impact fees.**

Parks and community facilities development impact fees shall be as follows:

Residential—	Cost per Capita—	Density—	Fee (per unit)—
Single-family unit—	\$469.02—	2.57—	\$1,205.00—
Multi-family unit—	469.02—	2.20—	1,032.00—

**Sec. 4-539. Parks and open space development impact fees.**

Parks and open space development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit
Single Family	Housing Unit	\$797
Multi-Family	Housing Unit	\$573
Commercial	1,000 sq. ft.	\$150
Industrial	1,000 sq. ft.	\$86

**Sec. 4-540. Library development impact fees.**

Library development impact fees shall be as follows:

Residential—	Cost per Capita—	Density—	Fee (per unit)—
Single-family unit—	\$174.98—	2.57—	\$450.00—
Multi-family unit—	174.98—	2.20—	385.00—

Land Use Category	Unit	Fee per Unit
Single Family	Housing Unit	\$378
Multi-Family	Housing Unit	\$272
Commercial	1,000 sq. ft.	\$56
Industrial	1,000 sq. ft.	\$32

**Sec. 4-541. Sanitation development impact fees.**

Sanitation development impact fees shall be as follows:


Residential, per dwelling unit . . . \$255.00

Land Use Category	Unit	Fee per Unit
Single Family	Housing Unit	\$115
Multi-Family	Housing Unit	\$115
Commercial	1,000 sq. ft.	\$494
Industrial	1,000 sq. ft.	\$494

**PASSED** and **ADOPTED** by the Mayor and Common Council of the Town of Florence, Arizona, this 21 day of May, 2007.

  
Tom J. Rankin, Mayor

**ATTEST:**

  
Lisa Garcia, Town Clerk

**APPROVED AS TO FORM:**

  
James E. Mannato, Town Attorney

**TOWN OF FLORENCE, ARIZONA**

**RESOLUTION NO. 1116-08**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF FLORENCE, ARIZONA, INCREASING THE DEVELOPMENT IMPACT FEES PURSUANT TO TOWN OF FLORENCE ORDINANCE NO. 461-07, EFFECTIVE JULY 1, 2008.**

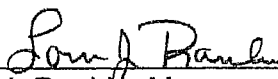
**WHEREAS**, the Town of Florence hired MuniFinancial to complete a Development Impact Fee Study which was adopted on May 21, 2007; and

**WHEREAS**, based upon said study Council enacted Ordinance No. 461-07 which provided for the development impact fee per unit shall be increased based upon the annual increase in the Engineering News-Record – Construction Cost Index (ENR-CCI) or Engineering News-Record – Building Cost Index (ENR-BCI) for purposes of ensuring the necessary revenues required to fund the Town's Capital Improvement Plan-Infrastructure Improvement Plan (CIP-IIP) projects; and

**WHEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF FLORENCE, ARIZONA:**

**THAT** Council shall increase the development impact fees charged for Water, Wastewater, Transportation, General Government, Police, Fire/EMS, Parks and Open Space, Library, and Sanitation services in accordance with Florence Ordinance No. 461-07 and in accordance with the annual increase in the Engineering News-Record – Construction Cost Index (ENR-CCI) or Engineering News-Record – Building Cost Index (ENR-BCI), depicted in Exhibit "A" hereto. Said fees shall become effective on July 1, 2008.

**PASSED and ADOPTED** by the Mayor and Common Council of the Town of Florence, Arizona, this 19 day of May, 2008.

  
\_\_\_\_\_  
Tom J. Rankin, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Lisa Garcia, Town Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
James E. Mannato, Town Attorney

**EXHIBIT A**

**TOWN OF FLORENCE – DEVELOPMENT IMPACT FEES**  
**Effective July 1, 2008**

**Sec. 4-532. Water development impact fees.**

Water development impact fees shall be as follows:

<b>Meter Size</b>	<b>Fee</b>	<b>Fee based on ENR-BCI of 3.7%</b>
5/8" – 3/4"	\$3,094	\$3,208
1"	\$5,156	\$5,347
1 ½"	\$10,313	\$10,695
2"	\$20,625	\$21,388
3"	\$33,001	\$34,222
4"	\$51,563	\$51,563
6"	\$103,127	\$106,943
8"	\$247,504	\$256,662
10"	\$391,882	\$406,382
12"	\$515,634	\$534,712

**Sec. 4-533. Wastewater development impact fees.**

Wastewater development impact fees shall be as follows:

<b>Meter Size</b>	<b>Fee</b>	<b>Fee based on ENR-BCI of 3.7%</b>
5/8" – 3/4"	\$3,814	\$3,955
1"	\$6,356	\$6,591
1 ½"	\$12,713	\$13,183
2"	\$25,426	\$26,367
3"	\$40,681	\$42,186
4"	\$63,565	\$65,917
6"	\$127,129	\$131,833
8"	\$305,110	\$316,399
10"	\$485,091	\$503,039
12"	\$635,646	\$659,165

**Sec. 4-534. Transportation development impact fees.**

Transportation development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit	Fee per Unit based on ENR-CCI of 3.3%
Single Family	Housing Unit	\$536	\$554
Multi-Family	Housing Unit	\$377	\$389
Commercial	1,000 sq. ft.	\$2,407	\$2,486
Industrial	1,000 sq. ft.	\$301	\$404

**Sec. 4-535. General government development impact fees.**

General government development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit	Fee per Unit based on ENR-BCI of 3.7%
Single Family	Housing Unit	\$786	\$815
Multi-Family	Housing Unit	\$564	\$585
Commercial	1,000 sq. ft.	\$148	\$153
Industrial	1,000 sq. ft.	\$85	\$88

**Sec. 4-536. Reserved.**

**Sec. 4-537. Police development impact fees.**

Police development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit	Fee per Unit based on ENR-BCI of 3.7%
Single Family	Housing Unit	\$868	\$900
Multi-Family	Housing Unit	\$624	\$647
Commercial	1,000 sq. ft.	\$163	\$169
Industrial	1,000 sq. ft.	\$94	\$97

**Sec. 4-538. Fire/emergency medical services development impact fees.**

Fire/emergency medical services development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit	Fee per Unit based on ENR-BCI of 3.7%
Single Family	Housing Unit	\$1,040	\$1,078
Multi-Family	Housing Unit	\$747	\$775
Commercial	1,000 sq. ft.	\$598	\$620
Industrial	1,000 sq. ft.	\$344	\$357

**Sec. 4-539. Parks and open space development impact fees.**

Parks and open space development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit	Fee per Unit based on ENR-BCI of 3.7%
Single Family	Housing Unit	\$797	\$826
Multi-Family	Housing Unit	\$573	\$594
Commercial	1,000 sq. ft.	\$150	\$156
Industrial	1,000 sq. ft.	\$86	\$89

**Sec. 4-540. Library development impact fees.**

Library development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit	Fee per Unit based on ENR-BCI of 3.7%
Single Family	Housing Unit	\$378	\$392
Multi-Family	Housing Unit	\$272	\$282
Commercial	1,000 sq. ft.	\$56	\$58
Industrial	1,000 sq. ft.	\$32	\$33

**Sec. 4-541. Sanitation development impact fees.**

Sanitation development impact fees shall be as follows:

Land Use Category	Unit	Fee per Unit	Fee per Unit based on ENR-BCI of 3.7%
Single Family	Housing Unit	\$115	\$119
Multi-Family	Housing Unit	\$115	\$119
Commercial	1,000 sq. ft.	\$494	\$512
Industrial	1,000 sq. ft.	\$494	\$512



# **Fee Schedules**

**Development Impact Fee Schedules**  
**Effective June 30, 2009**

**NON-UTILITY DEVELOPMENT IMPACT FEES**

**TRANSPORTATION**

Land Use Category	Unit	Fee Per Unit
Single Family	Housing Unit	\$554
Multi-Family	Housing Unit	\$389
Commercial	1,000 sq. ft.	\$2,486
Industrial	1,000 sq. ft.	\$404

**GENERAL GOVERNMENT**

Land Use Category	Unit	Fee Per Unit
Single Family	Housing Unit	\$815
Multi-Family	Housing Unit	\$585
Commercial	1,000 sq. ft.	\$153
Industrial	1,000 sq. ft.	\$88

**POLICE**

Land Use Category	Unit	Fee Per Unit
Single Family	Housing Unit	\$900
Multi-Family	Housing Unit	\$647
Commercial	1,000 sq. ft.	\$169
Industrial	1,000 sq. ft.	\$97

**FIRE / EMERGENCY MEDICAL SERVICES**

Land Use Category	Unit	Fee Per Unit
Single Family	Housing Unit	\$1,078
Multi-Family	Housing Unit	\$775
Commercial	1,000 sq. ft.	\$620
Industrial	1,000 sq. ft.	\$357

## PARKS and COMMUNITY FACILITIES

Land Use Category	Unit	Fee Per Unit
Single Family	Housing Unit	\$826
Multi-Family	Housing Unit	\$594
Commercial	1,000 sq. ft.	\$156
Industrial	1,000 sq. ft.	\$89

## LIBRARY

Land Use Category	Unit	Fee Per Unit
Single Family	Housing Unit	\$392
Multi-Family	Housing Unit	\$282
Commercial	1,000 sq. ft.	\$58
Industrial	1,000 sq. ft.	\$33

**Single family:** Attached and detached one-family dwelling units, modular, and manufactured homes;

**Multi-family:** All attached dwelling units such as duplexes and condominiums, mobile homes, apartments, and dormitories;

**Commercial:** All commercial, office, retail, institutional, and hotel/motel development;

**Industrial:** All manufacturing and warehouse development.

Approved by Town Council on 5/19/2008. Ordinance # 1116-08.

## Utility Development Impact Fees

### UTILITY DEVELOPMENT IMPACT FEES

#### WATER

Meter Size	Fee
5/8" - 3/4"	\$3,208
1"	\$5,347
1 1/2"	\$10,695
2"	\$21,388
3"	\$34,222
4"	\$51,563
6"	\$106,943
8"	\$256,662
10"	\$406,382
12"	\$534,712

## SEWER

Meter Size	Fee
5/8" - 3/4"	\$3,955
1"	\$6,591
1 1/2"	\$13,183
2"	\$26,367
3"	\$42,186
4"	\$65,917
6"	\$131,833
8"	\$316,399
10"	\$503,039
12"	\$659,165

## SANITATION

Land Use Category	Unit	Fee Per Unit
Single Family	Housing Unit	\$119
Multi-Family	Housing Unit	\$119
Commercial	1,000 sq. ft.	\$512
Industrial	1,000 sq. ft.	\$512

**Single family:** Attached and detached one-family dwelling units, modular, and manufactured homes;

**Multi-family:** All attached dwelling units such as duplexes and condominiums, mobile homes, apartments, and dormitories;

**Commercial:** All commercial, office, retail, institutional, and hotel/motel development;

**Industrial:** All manufacturing and warehouse development.

**Approved by Town Council on 5/19/2008. Ordinance # 1116-08.**

## **Introduction to Annual Fees**

The following development impact fees are collected by the Town of Florence. Each is identified by type, indicating the beginning balance of each fund, the total fees, interest income, expenditure of fees and the ending balance as of June 30, 2009.

The balances that follow in the Development Impact Fee Summary only indicate the fund balances and earned revenues during this fiscal year. A financial report of each fund is included to indicate the cash balance of each fund.

### **Enterprise Impact Fee Expenditures**

#### **Sanitation**

Sanitation Impact Fees were collected in the amount of \$31,104 and interest earnings of \$556. Expenditures of funds were as follows:

*\$90,000 was transferred to the Sanitation Fund to assist in payment for a new Sanitation Truck for the Anthem area.*

#### **Water**

Water Impact Fees were collected in the amount of \$0 and interest loss of \$61. Expenditures of funds were as follows:

*None*

#### **Sewer**

Sewer Impact Fees were collected in the amount of \$6,591 and interest loss of \$127. Expenditures of funds were as follows:

*None*

### **Non Utility Development Impact Fees**

#### **Transportation**

Transportation Impact Fees were collected in the amount of \$48,709 interest earnings of \$303. Expenditures of funds were as follows:

*None*

**General Government**

General Government Impact Fees were collected in the amount of \$210,005 and interest earnings of \$151. Expenditures of funds were as follows:

*None*

**Public Works Development Impact Fee**

Public Works Impact Fees were collected in the amount of \$0 and interest loss of \$492. Expenditures of funds were as follows:

*\$139,782 was spent for a street sweeper for the Anthem area*

**Police Impact Fees**

Police Impact Fees were collected in the amount of \$231,900 and interest earnings of \$167. Expenditures of funds were as follows:

*None*

**Fire/EMS Impact Fees**

Fire/EMS Impact Fees were collected in the amount of \$275,653 and interest earnings of \$200. Expenditures of funds were as follows:

*None*

**Parks Development Impact Fees**

Parks Development Impact Fees were collected in the amount of \$129,021 and interest loss of \$501. Expenditures of funds were as follows:

*None*

**Library Development Impact Fees**

Library Development Impact Fees were collected in the amount of \$100,702 and interest loss of \$14. Expenditures of funds were as follows:

*None*

## Annual Summary

### Development Impact Fees Collections for Fiscal Year 2008-2009 June 31, 2009

Fee Fund	Fund Balance	Interest	Collected	Use	Fund Balance
596 Florence Water	102,969	(61)	0	0	102,908
597 Florence Sewer	305,705	(127)	6,591	0	312,169
501 Sanitation	58,662	556	31,104	90,000	323
505 Transportation	169,036	303	48,709	0	218,048
506 General Government	830,689	151	210,005	0	1,040,845
507 Public Works	173,203	(492)	0	139,782	32,929
508 Police	857,180	167	231,900	0	1,089,247
509 Fire/EMS	1,019,945	200	275,653	0	1,295,798
510 Parks	642,474	(501)	129,021	0	770,994
511 Library	513,445	(14)	100,702	0	614,132
<b>Total Development Impact Fees</b>	<b>\$4,673,308</b>	<b>\$182</b>	<b>\$1,033,685</b>	<b>\$229,782</b>	<b>\$5,477,392</b>

# Financial Statements



## TOWN OF FLORENCE

## BALANCE SHEET

JUNE 30, 2009

## SANITATION IMPACT FEES

ASSETS

501-102000	CASH-GENERAL/SPECIAL ACCTS	259.61	
501-107000	INTEREST RECEIVABLE	63.08	
		<hr/>	
	TOTAL ASSETS		322.69
			<hr/>

LIABILITIES AND EQUITYFUND EQUITY

## UNAPPROPRIATED FUND BALANCE:

501-291000	FUND BALANCE	58,662.39	
	REVENUE OVER EXPENDITURES - YTD	( 58,339.70)	
		<hr/>	
	BALANCE - CURRENT DATE	322.69	
		<hr/>	
	TOTAL FUND EQUITY		322.69
			<hr/>
	TOTAL LIABILITIES AND EQUITY		322.69
			<hr/>

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

SANITATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
501-345-682 INTEREST EARNING	.00	556.22	2,000.00	1,443.78	27.8
TOTAL INTEREST	.00	556.22	2,000.00	1,443.78	27.8
<u>GENERAL GOVERNMENT</u>					
501-360-684 DEVELOPMENT FEES	.00	31,104.08	23,600.00	( 7,504.08)	131.8
TOTAL GENERAL GOVERNMENT	.00	31,104.08	23,600.00	( 7,504.08)	131.8
TOTAL FUND REVENUE	.00	31,660.30	25,600.00	( 6,060.30)	123.7

TOWN OF FLORENCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

SANITATION IMPACT FEES

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>COMMUNITY DEVELOPMENT</u>					
501-506-507 IMPROVEMENTS OTHER THAN BLDGS	.00	.00	72,000.00	72,000.00	.0
TOTAL COMMUNITY DEVELOPMENT	.00	.00	72,000.00	72,000.00	.0

TOWN OF FLORENCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

SANITATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 597</u>					
501-597-621 OPERATING TRANSFERS OUT	.00	90,000.00	.00	( 90,000.00)	.0
TOTAL DEPARTMENT 597	.00	90,000.00	.00	( 90,000.00)	.0
 TOTAL FUND EXPENDITURES	 .00	 90,000.00	 72,000.00	 ( 18,000.00)	 125.0
 NET REVENUE OVER EXPENDITURES	 .00	 ( 58,339.70)	 ( 46,400.00)	 11,939.70	 (125.7)

TOWN OF FLORENCE  
BALANCE SHEET  
JUNE 30, 2009

DEVELOPMENT FEE-FLORENCE WATER

ASSETS

596-102000	CASH-GENERAL/SPECIAL ACCTS	102,832.83	
596-107000	INTEREST RECEIVABLE	74.63	
		<hr/>	
	TOTAL ASSETS		102,907.46
			<hr/>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
596-291000	FUND BALANCE	102,968.61	
	REVENUE OVER EXPENDITURES - YTD	( 61.15)	
		<hr/>	
	BALANCE - CURRENT DATE	102,907.46	
		<hr/>	
	TOTAL FUND EQUITY		102,907.46
			<hr/>
	TOTAL LIABILITIES AND EQUITY		102,907.46
			<hr/>

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

DEVELOPMENT FEE-FLORENCE WATER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
596-345-682 INTEREST EARNING	.00	( 61.15)	.00	61.15	.0
TOTAL INTEREST	.00	( 61.15)	.00	61.15	.0
<u>GENERAL GOVERNMENT</u>					
596-360-684 DEVELOPMENT FEES	.00	.00	15,935.00	15,935.00	.0
TOTAL GENERAL GOVERNMENT	.00	.00	15,935.00	15,935.00	.0
TOTAL FUND REVENUE	.00	( 61.15)	15,935.00	15,996.15	( .4)

TOWN OF FLORENCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

DEVELOPMENT FEE-FLORENCE WATER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
596-506-501 BUILDING REMODELING/ACQUISTION	.00	.00	119,000.00	119,000.00	.0
TOTAL COMMUNITY DEVELOPMENT	.00	.00	119,000.00	119,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	119,000.00	119,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	( 61.15)	( 103,065.00)	( 103,003.85)	( .1)

TOWN OF FLORENCE  
BALANCE SHEET  
JUNE 30, 2009

DEVELOPMENT FEE-FLORENCE SEWER

ASSETS

597-102000	CASH-GENERAL/SPECIAL ACCTS	311,942.66	
597-107000	INTEREST RECEIVABLE	226.39	
TOTAL ASSETS			312,169.05

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
597-291000	FUND BALANCE	305,705.02	
	REVENUE OVER EXPENDITURES - YTD	6,464.03	
BALANCE - CURRENT DATE		312,169.05	
TOTAL FUND EQUITY			312,169.05
TOTAL LIABILITIES AND EQUITY			312,169.05



TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

DEVELOPMENT FEE-FLORENCE SEWER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
597-345-682 INTEREST EARNING	.00	( 126.97)	10,000.00	10,126.97	( 1.3)
TOTAL INTEREST	.00	( 126.97)	10,000.00	10,126.97	( 1.3)
<u>GENERAL GOVERNMENT</u>					
597-360-684 DEVELOPMENT FEES	.00	6,591.00	19,640.00	13,049.00	33.6
TOTAL GENERAL GOVERNMENT	.00	6,591.00	19,640.00	13,049.00	33.6
TOTAL FUND REVENUE	.00	6,464.03	29,640.00	23,175.97	21.8

TOWN OF FLORENCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

DEVELOPMENT FEE-FLORENCE SEWER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
597-506-501 BUILDING REMODELING/ACQUISTION	.00	.00	335,000.00	335,000.00	.0
TOTAL COMMUNITY DEVELOPMENT	.00	.00	335,000.00	335,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	335,000.00	335,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	6,464.03	( 305,360.00)	( 311,824.03)	2.1

TOWN OF FLORENCE  
BALANCE SHEET  
JUNE 30, 2009

TRANSPORTATION DEV. IMPACT FEE

ASSETS

505-102000	CASH-GENERAL/SPECIAL ACCTS	217,889.55	
505-107000	INTEREST RECEIVABLE	158.13	
	TOTAL ASSETS		218,047.68

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
505-291000	FUND BALANCE	169,035.84	
	REVENUE OVER EXPENDITURES - YTD	49,011.84	
	BALANCE - CURRENT DATE	218,047.68	
	TOTAL FUND EQUITY		218,047.68
	TOTAL LIABILITIES AND EQUITY		218,047.68

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

TRANSPORTATION DEV. IMPACT FEE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
505-345-682 INTEREST EARNING	.00	303.09	6,000.00	5,696.91	5.1
TOTAL INTEREST	.00	303.09	6,000.00	5,696.91	5.1
<u>DEVELOPMENT FEES</u>					
505-360-684 DEVELOPMENT FEES	.00	48,708.75	8,000.00	( 40,708.75)	608.9
TOTAL DEVELOPMENT FEES	.00	48,708.75	8,000.00	( 40,708.75)	608.9
TOTAL FUND REVENUE	.00	49,011.84	14,000.00	( 35,011.84)	350.1

TOWN OF FLORENCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

TRANSPORTATION DEV. IMPACT FEE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
505-506-501 BUILDING REMODELING/ACQUISTION	.00	.00	181,500.00	181,500.00	.0
TOTAL COMMUNITY DEVELOPMENT	.00	.00	181,500.00	181,500.00	.0
TOTAL FUND EXPENDITURES	.00	.00	181,500.00	181,500.00	.0
NET REVENUE OVER EXPENDITURES	.00	49,011.84	( 167,500.00)	( 216,511.84)	29.3

TOWN OF FLORENCE  
BALANCE SHEET  
JUNE 30, 2009

GENERAL GOV DEV IMPACT FEES

ASSETS

506-102000	CASH-GENERAL/SPECIAL ACCTS	1,040,108.39	
506-107000	INTEREST RECEIVABLE	738.24	
	TOTAL ASSETS		1,040,844.63

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
506-291000	FUND BALANCE	830,688.67	
	REVENUE OVER EXPENDITURES - YTD	210,155.96	
	BALANCE - CURRENT DATE	1,040,844.63	
	TOTAL FUND EQUITY		1,040,844.63
	TOTAL LIABILITIES AND EQUITY		1,040,844.63

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

GENERAL GOV DEV IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
506-345-682 INTEREST EARNING	.00	150.74	25,000.00	24,849.26	.6
TOTAL INTEREST	.00	150.74	25,000.00	24,849.26	.6
<u>DEVELOPMENT FEES</u>					
506-360-684 DEVELOPMENT FEES	.00	210,005.22	162,000.00	( 48,005.22)	129.6
TOTAL DEVELOPMENT FEES	.00	210,005.22	162,000.00	( 48,005.22)	129.6
TOTAL FUND REVENUE	.00	210,155.96	187,000.00	( 23,155.96)	112.4

TOWN OF FLORENCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

GENERAL GOV DEV IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
506-506-501 BUILDING REMODELING/ACQUISTION	.00	.00	971,000.00	971,000.00	.0
TOTAL COMMUNITY DEVELOPMENT	.00	.00	971,000.00	971,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	971,000.00	971,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	210,155.96	( 784,000.00)	( 994,155.96)	26.8



TOWN OF FLORENCE  
BALANCE SHEET  
JUNE 30, 2009

PUBLIC WORKS DEV IMPACT FEE

ASSETS

507-102000	CASH - GENERAL/SPECIAL ACCTS	32,904.41	
507-107000	INTEREST RECEIVABLE	23.88	
TOTAL ASSETS			32,928.29

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
507-291000	FUND BALANCE	173,202.79	
	REVENUE OVER EXPENDITURES - YTD	( 140,274.50)	
BALANCE - CURRENT DATE		32,928.29	
TOTAL FUND EQUITY			32,928.29
TOTAL LIABILITIES AND EQUITY			32,928.29

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

PUBLIC WORKS DEV IMPACT FEE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
507-345-682 INTEREST EARNING	.00	( 492.08)	.00	492.08	.0
TOTAL INTEREST	.00	( 492.08)	.00	492.08	.0
TOTAL FUND REVENUE	.00	( 492.08)	.00	492.08	.0

TOWN OF FLORENCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

PUBLIC WORKS DEV IMPACT FEE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
507-506-506 OTHER EQUIPMENT	.00	139,782.42	.00	( 139,782.42)	.0
TOTAL COMMUNITY DEVELOPMENT	.00	139,782.42	.00	( 139,782.42)	.0
TOTAL FUND EXPENDITURES	.00	139,782.42	.00	( 139,782.42)	.0
NET REVENUE OVER EXPENDITURES	.00	( 140,274.50)	.00	140,274.50	.0

## TOWN OF FLORENCE

## BALANCE SHEET

JUNE 30, 2009

## POLICE IMPACT FEES

ASSETS

508-102000	CASH - GENERAL/SPECIAL ACCTS	1,088,473.03	
508-107000	INTEREST RECEIVABLE	<u>773.78</u>	
	TOTAL ASSETS		<u><u>1,089,246.81</u></u>

LIABILITIES AND EQUITYFUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
508-291000	FUND BALANCE	857,180.21	
	REVENUE OVER EXPENDITURES - YTD	<u>232,066.60</u>	
	BALANCE - CURRENT DATE	<u>1,089,246.81</u>	
	TOTAL FUND EQUITY		<u><u>1,089,246.81</u></u>
	TOTAL LIABILITIES AND EQUITY		<u><u>1,089,246.81</u></u>

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

POLICE IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
508-345-682 INTEREST EARNING	.00	166.96	22,000.00	21,833.04	.8
TOTAL INTEREST	.00	166.96	22,000.00	21,833.04	.8
<u>DEVELOPMENT FEES</u>					
508-360-684 DEVELOPMENT FEES	.00	231,899.64	178,800.00	( 53,099.64)	129.7
TOTAL DEVELOPMENT FEES	.00	231,899.64	178,800.00	( 53,099.64)	129.7
TOTAL FUND REVENUE	.00	232,066.60	200,800.00	( 31,266.60)	115.6

TOWN OF FLORENCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

POLICE IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
508-506-501 BUILDING REMODELING/ACQUISTION	.00	.00	1,000,000.00	1,000,000.00	.0
TOTAL COMMUNITY DEVELOPMENT	.00	.00	1,000,000.00	1,000,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	1,000,000.00	1,000,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	232,066.60	( 799,200.00)	( 1,031,266.60)	29.0

## TOWN OF FLORENCE

## BALANCE SHEET

JUNE 30, 2009

## FIRE/EMS DEV IMPACT FEES

ASSETS

509-102000	CASH - GENERAL/SPECIAL ACCTS	1,294,879.02	
509-107000	INTEREST RECEIVABLE	919.13	
	TOTAL ASSETS		1,295,798.15

LIABILITIES AND EQUITYFUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
509-291000	FUND BALANCE	1,019,945.01	
	REVENUE OVER EXPENDITURES - YTD	275,853.14	
	BALANCE - CURRENT DATE	1,295,798.15	
	TOTAL FUND EQUITY		1,295,798.15
	TOTAL LIABILITIES AND EQUITY		1,295,798.15

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

FIRE/EMS DEV IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
509-345-682 INTEREST EARNING	.00	199.77	25,000.00	24,800.23	.8
TOTAL INTEREST	.00	199.77	25,000.00	24,800.23	.8
<u>DEVELOPMENT FEES</u>					
509-360-684 DEVELOPMENT FEES	.00	275,653.37	214,240.00	( 61,413.37)	128.7
TOTAL DEVELOPMENT FEES	.00	275,653.37	214,240.00	( 61,413.37)	128.7
TOTAL FUND REVENUE	.00	275,853.14	239,240.00	( 36,613.14)	115.3



TOWN OF FLORENCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

FIRE/EMS DEV IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
509-506-501 BUILDING REMODELING/ACQUISITION	.00	.00	1,184,500.00	1,184,500.00	.0
509-506-698 TRANSFER OUT	.00	.00	15,500.00	15,500.00	.0
TOTAL COMMUNITY DEVELOPMENT	.00	.00	1,200,000.00	1,200,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	1,200,000.00	1,200,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	275,853.14	( 960,760.00)	( 1,238,613.14)	28.7

## TOWN OF FLORENCE

## BALANCE SHEET

JUNE 30, 2009

## PARKS DEVELOPMENT IMPACT FEES

ASSETS

510-102000	CASH-GENERAL/SPECIAL ACCTS	770,445.15	
510-107000	INTEREST RECEIVABLE	549.04	
		<u>          </u>	
	TOTAL ASSETS		<u>770,994.19</u>

LIABILITIES AND EQUITYFUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
510-291000	FUND BALANCE	642,473.84	
	REVENUE OVER EXPENDITURES - YTD	128,520.35	
		<u>          </u>	
	BALANCE - CURRENT DATE	770,994.19	
		<u>          </u>	
	TOTAL FUND EQUITY		<u>770,994.19</u>
			<u>          </u>
	TOTAL LIABILITIES AND EQUITY		<u>770,994.19</u>

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

PARKS DEVELOPMENT IMPACT FEES

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>INTEREST</u>					
510-345-682 INTEREST EARNING	.00	( 500.94)	20,000.00	20,500.94	( 2.5)
TOTAL INTEREST	.00	( 500.94)	20,000.00	20,500.94	( 2.5)
<u>DEVELOPMENT FEES</u>					
510-360-684 DEVELOPMENT FEES	.00	129,021.29	164,200.00	35,178.71	78.6
TOTAL DEVELOPMENT FEES	.00	129,021.29	164,200.00	35,178.71	78.6
TOTAL FUND REVENUE	.00	128,520.35	184,200.00	55,679.65	69.8

TOWN OF FLORENCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

PARKS DEVELOPMENT IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
510-506-501 BUILDING REMODELING/ACQUISITION	.00	.00	877,000.00	877,000.00	.0
TOTAL COMMUNITY DEVELOPMENT	.00	.00	877,000.00	877,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	877,000.00	877,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	128,520.35	( 692,800.00)	( 821,320.35)	18.6

TOWN OF FLORENCE  
BALANCE SHEET  
JUNE 30, 2009

LIBRARY DEVELOPMENT IMPACT FEE

ASSETS

511-102000	CASH - GENERAL/SPECIAL ACCTS	613,695.05	
511-107000	INTEREST RECEIVABLE	437.39	
		<hr/>	
	TOTAL ASSETS		614,132.44
			<hr/>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
511-291000	FUND BALANCE	513,445.13	
	REVENUE OVER EXPENDITURES - YTD	100,687.31	
		<hr/>	
	BALANCE - CURRENT DATE	614,132.44	
		<hr/>	
	TOTAL FUND EQUITY		614,132.44
			<hr/>
	TOTAL LIABILITIES AND EQUITY		614,132.44
			<hr/>

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2009

LIBRARY DEVELOPMENT IMPACT FEE

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>INTEREST</u>					
511-345-682 INTEREST EARNING	.00	( 14.20)	15,000.00	15,014.20	( .1)
TOTAL INTEREST	.00	( 14.20)	15,000.00	15,014.20	( .1)
<u>DEVELOPMENT FEES</u>					
511-360-684 DEVELOPMENT FEES	.00	100,701.51	77,800.00	( 22,901.51)	129.4
TOTAL DEVELOPMENT FEES	.00	100,701.51	77,800.00	( 22,901.51)	129.4
TOTAL FUND REVENUE	.00	100,687.31	92,800.00	( 7,887.31)	108.5
NET REVENUE OVER EXPENDITURES	.00	100,687.31	92,800.00	( 7,887.31)	108.5

# **Capital Improvement Plan Infrastructure Improvement Plan Related to Impact Fees**

**2008-2009**

**TOWN OF FLORENCE  
WATER  
CAPITAL IMPROVEMENT PROJECT**

PROJECT NO.	PROJECT TITLE	PROJECT LOCATION	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	TOTAL
U-01 (2004 CIP Ranking 7)	Storm water Master Plan	Town of Florence	50,000								\$50,000
U-02 (2004 CIP Ranking 32)	Storm water Utility	Town of Florence		10,000		35,000	265,000				\$310,000
U-23 (2004 CIP Ranking 27)	New Water Well	N. Florence		30,000	510,000						\$540,000
U-25 (2004 CIP Ranking 56)	INS Water Line Relocated Water Storage Tank & Existing Tank Location	N. Florence	85,000								\$85,000
U-26 (2004 CIP Ranking 21)	Fire Hydrant Replacement	N. Florence	750,000								\$750,000
U-30 (2004 CIP Ranking 30)	New Well	Florence	35,000	20,000	20,000						\$75,000
U-32 (2004 CIP Ranking 34)	Storage Tank	Florence Southeast Area		650,000							\$650,000
U-33 (2004 CIP Ranking 24)	New Well #3	Florence Southeast Area		775,000							\$775,000
U-34 (2004 CIP Ranking 14)	Unusable Valve Replacement Main Street Water Line Replacement	Florence	85,000								\$85,000
U-35 (2004 CIP Ranking 29)	Water System Tie-in (55-017 & 55-056)	Florence	70,000	40,000	40,000						\$150,000
U-36 (2004 CIP Ranking 19)	Water Line Replacements	Granite Street	185,000								\$185,000
U-37 (2004 CIP Ranking 44)	Water Distribution Lines Increase/ Hydrant Installation	Florence	300,000			200,000					\$200,000
U-38 (2004 CIP Ranking 4)	Electronic Water Meters	Florence	60,000	40,000		150,000	150,000	150,000			\$750,000
U-40 (2004 CIP Ranking 2)	Water Service Replacement Relocate/Replace Generators @ Well's # 1 & 4	Florence Gardens - Northeast	40,000	20,000	20,000	192,500					\$100,000
U-42 (2004 CIP Ranking 20)	Fencing Well #1	Well's # 1 & 4	115,000								\$272,500
U-56	Pipe Burst on Main Street Lancaster Circle water lines @ Florence Blvd.	Well's # 1 & 4	197,500								\$115,000
U-57			49,000								\$197,500
U-58			25,300								\$49,000
U-59			115,000								\$25,300
U-60			\$2,161,800	\$1,585,000	\$590,000	\$577,500	\$415,000	\$150,000	\$0	\$0	\$115,000
	<b>TOTAL PROJECT COST</b>		<b>\$2,161,800</b>	<b>\$1,585,000</b>	<b>\$590,000</b>	<b>\$577,500</b>	<b>\$415,000</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,479,300</b>

PROJECT FUNDING	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	TOTAL
General Fund									\$0
HURF	50,000								\$50,000
2% Construction Tax									\$0
Food Tax									\$0
Government Grants									\$0
Outside Finance									\$0
Private Sector									\$0
Donations									\$0
Water	2,111,800	1,575,000	590,000	542,500	150,000	150,000			\$5,119,300
Florence Sewer									\$0
N. Florence Sewer									\$0
Sanitation									\$0
Impact Fees (Water)		10,000		35,000	265,000				\$310,000
Fund Balance Reserve									\$0
<b>TOTAL PROJECT FUNDING</b>	<b>\$2,161,800</b>	<b>\$1,585,000</b>	<b>\$590,000</b>	<b>\$577,500</b>	<b>\$415,000</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,479,300</b>



**TOWN OF FLORENCE  
SEWER  
CAPITAL IMPROVEMENT PROJECT**

PROJECT NO.	PROJECT TITLE	PROJECT LOCATION	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	TOTAL
U-03 (2004 CIP Ranking 37)	Manhole Replacement (Main Street)	Main Street	45,000								\$45,000
U-04 (2004 CIP Ranking 40)	Main Interceptor from CCA to WWTP	Town of Florence	350,000	1,315,000							\$1,665,000
U-05 (2004 CIP Ranking 66)	Recharge Injection Wells Sewer Main Extensions & Replacements	WWTP (Plant Rd)	330,000								\$330,000
U-06 (2004 CIP Ranking 25)	WWTP Expansion	Town of Florence	100,000	100,000	100,000	100,000	100,000	100,000	100,000		\$600,000
U-08 (2004 CIP Ranking 16)	18" Bore across SH 79	Town of Florence	65,000	400,000	18,000,000						\$18,465,000
U-11 (2004 CIP Ranking 60)	WWTP Expansion (N. Florence)	Hwy 79 & Hunt Hwy	60,000								\$60,000
U-12 (2004 CIP Ranking 3)	Sewer Main Extension (Main Interceptor)	N. Florence WWTP				465,000					\$465,000
U-13 (2004 CIP Ranking 54)	Lift Stations @ Hunt Hwy & SH 79	North Florence			30,000	470,000					\$500,000
U-14 (2004 CIP Ranking 51)	Lift Station	Hunt Highway & SH 79	40,000	330,000							\$370,000
U-15 (2004 CIP Ranking 77)	Recharge Facility Expansion	N. Florence WWTP	60,000	20,000	720,000						\$800,000
U-16 (2004 CIP Ranking 9)	Aerated Lagoon Closure	N. Florence WWTP		20,000	100,000	200,000					\$320,000
U-19 (2004 CIP Ranking 12)	Polishing Lagoons-Berm Reconstruction	Florence WWTP	250,000								\$250,000
U-20 (2004 CIP Ranking 11)	Combination Sewer Cleaner/Manhole Clean	Florence WWTP	314,000								\$314,000
U-21 (2004 CIP Ranking 86)	Office Laboratory Space at WWTP	Florence		375,000							\$375,000
U-51 (2004 CIP Ranking 31)	Lift Station @ Valley Farms Alignment	Florence	230,000	120,000							\$350,000
U-54	Ultrasonic Level Controls	Valley Farms				120,000	800,000				\$920,000
U-55	Polyblend Unit	All Waste Storage Tanks	26,400								\$26,400
U-61		Wastewater	9,000								\$9,000
	<b>TOTAL PROJECT COST</b>		<b>\$1,879,400</b>	<b>\$2,680,000</b>	<b>\$18,950,000</b>	<b>\$1,355,000</b>	<b>\$900,000</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$25,864,400</b>

PROJECT FUNDING	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	TOTAL
General Fund									\$0
HURF									\$0
2% Construction Tax									\$0
Food Tax									\$0
Government Grants	165,000								\$165,000
Outside Finance (WIFA)	379,000	400,000	18,000,000	465,000					\$19,244,000
Developer Contribution			30,000	270,000					\$300,000
Private Sector	350,000	1,315,000		160,000					\$1,825,000
Donations									\$0
Water									\$0
Florence Sewer	807,700	285,833	100,000	100,000	100,000	100,000	100,000		\$1,493,533
N. Florence Sewer	177,700	435,833	820,000	240,000					\$1,673,533
Sanitation									\$0
Impact Fees		243,334							\$243,334
Fund Balance Reserve				120,000	800,000				\$920,000
<b>TOTAL PROJECT FUNDING</b>	<b>\$1,879,400</b>	<b>\$2,680,000</b>	<b>\$18,950,000</b>	<b>\$1,355,000</b>	<b>\$900,000</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$25,864,400</b>

TOWN OF FLORENCE  
SANITATION  
CAPITAL IMPROVEMENT PROJECT

PROJECT NO.	PROJECT TITLE	PROJECT LOCATION	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	TOTAL
U-43 (2004 CIP Ranking 83)	Sanitation Division Facility Land Acquisition	Florence	60,000								\$60,000
U-44 (2004 CIP Ranking 90)	Sanitation Division Facility Garbage Truck (Population Growth)	Florence		185,000							\$185,000
U-47 (2004 CIP Ranking 61)	Garbage Truck (Population Growth)	Florence	240,000	245,000	245,000		245,000				\$1,220,000
U-48 (2004 CIP Ranking 63)	Garbage Truck (Population Growth)	Florence	980,000	520,000							\$1,500,000
U-49 (2004 CIP Ranking 64)	Garbage Truck (Population Growth)	Florence				575,000	575,000	575,000			\$1,725,000
U-50 (2004 CIP Ranking 46)	Garbage Truck Replacement II	Florence	245,000								\$245,000
U-52	Sanitation Facility	Unknown				60,000	295,000				\$355,000
U-53	Transfer Station	Unknown	2,000,000								\$2,000,000
	<b>TOTAL PROJECT COST</b>		<b>\$3,525,000</b>	<b>\$950,000</b>	<b>\$245,000</b>	<b>\$635,000</b>	<b>\$1,115,000</b>	<b>\$820,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,290,000</b>

PROJECT FUNDING	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	TOTAL
General Fund									\$0
HURF									\$0
2% Construction Tax									\$0
Food Tax									\$0
Government Grants									\$0
Outside Finance									\$0
Private Sector	2,000,000								\$2,000,000
Donations									\$0
Water									\$0
Florence Sewer									\$0
N. Florence Sewer									\$0
Sanitation	1,465,000	705,000		635,000	870,000	575,000			\$4,250,000
Impact Fees									\$0
Fund Balance Reserve	60,000	245,000	245,000		245,000	245,000			\$980,000
<b>TOTAL PROJECT FUNDING</b>	<b>\$3,525,000</b>	<b>\$950,000</b>	<b>\$245,000</b>	<b>\$635,000</b>	<b>\$1,115,000</b>	<b>\$820,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,290,000</b>

**TOWN OF FLORENCE  
IMPACT FEES  
CAPITAL IMPROVEMENT PROJECT**

PROJECT NO.	PROJECT TITLE	PROJECT LOCATION	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	TOTAL
GG-05	Acquisition of Land for Public Works Facility	Public Works		1,590,000							\$1,590,000
GG-06	Public Works Facility	Public Works		7,500,000	42,000,000						\$49,500,000
POC-01	Florence Multi-Generational Community Center	Giles Property			1,103,333						\$1,103,333
POC-02	Community Center - Phase II	Adjacent to Heritage Park			766,667						\$766,667
POC-08	Public Aquatic Center	Town of Florence						2,468,400			\$2,468,400
POC-11	Parks (Additional)	Town of Florence		10,500	1,200,000		2,173,500				\$3,384,000
POC-19	Library Building	Town of Florence		1,218,047	1,849,057	1,113,038	91,194				\$4,271,336
POC-21	Rodeo Park Development	Rodeo Grounds		9,000	550,000						\$559,000
POC-27	CAP Feasibility Study	CAP Canal	33,600								\$33,600
PS-01			105,000								\$105,000
PS-02	Pumper-Tender Acquisition	Fire Department		310,000							\$310,000
PS-06	New Police Station	North of Gila River				5,700,000					\$5,700,000
PS-09	Fire Station 546/Police Substation	HWY 287 & Valley Farms Road			2,750,000						\$2,750,000
PS-12	Fire Station 548/Police Substation	Anthem Area			325,000						\$325,000
T-31	Felix Road 1/2 Rd Improvement	Felix Rd					1,200,000				\$1,200,000
U-02	Storm Water Utility	Town of Florence		10,000		35,000	265,000				\$310,000
U-21 (2004 CIP Ranking 86)	Combination Sewer										
U-21 (2004 CIP Ranking 86)	Cleaner/Manhole Clean	Florence		243,334							\$243,334
U-43 (2004 CIP Ranking 83)	Sanitation Division Facility Land Acquisition	Florence	60,000								\$60,000
U-48 (2004 CIP Ranking 63)	Garbage Truck (Population Growth)	Florence	980,000	520,000							\$1,500,000
U-54	Lift Station @ Valley Farms	Valley Farms									
PSMC-01	Alignment	Fire Dept	61,500			120,000	800,000				\$920,000
PSMC-16	Fire - Turnout Gear	Fire Dept					43,000				\$43,000
PSMC-23	EMS Ambulance	Fire Dept					825,000				\$825,000
	Ladder Truck 548	Fire Dept									
	<b>TOTAL PROJECT COST</b>		<b>\$1,240,100</b>	<b>\$11,410,881</b>	<b>\$50,544,057</b>	<b>\$6,968,038</b>	<b>\$5,397,694</b>	<b>\$2,468,400</b>	<b>\$0</b>	<b>\$0</b>	<b>\$78,029,170</b>

PROJECT FUNDING	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	TOTAL
Impact Fees-General Gov.									\$0
Impact Fees-Parks			3,620,000		2,173,500	2,468,400			\$8,315,000
Impact Fees-Library			1,849,057	1,113,038	91,194				\$4,271,336
Impact Fees-Sanitation									\$1,560,000
Impact Fees-Sewer	1,040,000	520,000		120,000	800,000				\$1,163,334
Impact Fees-Water		243,334		35,000	265,000				\$310,000
Impact Fees-Fire	61,500	310,000	3,075,000	5,700,000	825,000				\$4,271,500
Impact Fees-Police	105,000				43,000				\$5,848,000
Impact Fees-Trans. (PW)		9,090,000	42,000,000		1,200,000				\$52,290,000
<b>TOTAL PROJECT FUNDING</b>	<b>\$1,240,100</b>	<b>\$11,410,881</b>	<b>\$50,544,057</b>	<b>\$6,968,038</b>	<b>\$5,397,694</b>	<b>\$2,468,400</b>	<b>\$0</b>	<b>\$0</b>	<b>\$78,029,170</b>